

GIS REGISTRY INFORMATION

SITE NAME:	Boston Store		
BRRTS # and FID #:	02-41-264005/24131811		
CLOSURE DATE:	24-Mar-03		
STREET ADDRESS:	615 North 4th Street		
CITY:	Milwaukee		
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X=	689712	Y= 287117

OFF-SOURCE CONTAMINATION (>ES): (if there are more than 2 off-source properties, make a note and attach additional sheet(s))	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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IF YES, STREET ADDRESS 1:	
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GPS COORDINATES (meters in WTM91 projection):	X=	Y=
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IF YES, STREET ADDRESS 2:	
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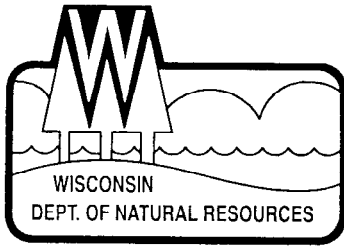
GPS COORDINATES (meters in WTM91 projection):	X=	Y=
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CONTAMINATION IN RIGHT OF WAY:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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CONTAMINATED MEDIA: (Groundwater, Soil or Both?)	soil/ gw above PAL
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DOCUMENTS NEEDED:

Closure Letter, and any conditional closure letter issued	<input checked="" type="checkbox"/>
Copy of most recent deed, including legal description, for all affected properties	<input checked="" type="checkbox"/>
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties	<input type="checkbox"/>
County Parcel ID number, if used for county, for all affected properties	<input checked="" type="checkbox"/>
Location Map which outlines all properties within contaminated site boundaries in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy)	<input checked="" type="checkbox"/>
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy)	<input checked="" type="checkbox"/>
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)	<input checked="" type="checkbox"/>
Isoconcentration map(s), if available from site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of contamination defined. If not available, include the following 2 types of maps:	<input checked="" type="checkbox"/>
Latest groundwater flow/monitoring well location map	<input type="checkbox"/>
Latest extent of contaminant plume map	<input checked="" type="checkbox"/>
Geologic cross-sections, if available from SI. (8.5x14" if paper copy)	<input type="checkbox"/>
RP certified statement that legal descriptions are complete and accurate	<input checked="" type="checkbox"/>
Copies of off-source notification letters (if applicable)	<input type="checkbox"/>
Letter informing ROW owner of residual contamination (if applicable)	<input type="checkbox"/>
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure.	<input type="checkbox"/>



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Gloria L. McCutcheon, Regional
Director

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr.
Drive
PO Box 12436
Milwaukee, Wisconsin 53212-0436
Telephone 414-263-8500
FAX 414-263-8606
TTY 711

March 18, 2003

Mr. Trent Kohl
We Energies
231 West Michigan Street
Milwaukee, WI 53290-0001

Subject: Boston Store Building Site Request for Closure, 615 North 4th Street, Milwaukee, WI,
FID# 241318110, BRRTS# 0241264005

Dear Mr. Kohl:

On February 25, 2003, the Department of Natural Resources reviewed your request for closure of the case described above. The Department reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Department has determined that the soil and groundwater contamination on the site appears to have been investigated and remediated to the extent practicable under current site conditions. The soil contamination at your site will be closed under s. NR 726.05 (3)(a)(4)(a-g), Wis. Adm. Code, if the following conditions are satisfied:

- All monitoring wells and/or temporary wells at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code, unless long term groundwater monitoring is going to be conducted. If monitoring wells will not be immediately abandoned because you do not want a conditional closure under NR 726.05(3)(a)(4)(a-g) and future groundwater monitoring is planned, you will need to notify me of your monitoring plans. Documentation of well abandonment must be submitted to Victoria Stovall, Program Assistant R&R, P.O. Box 12436, Milwaukee, Wisconsin 53212 on Form 3300-5B found at www.dnr.state.wi.us/org/water/dgw/gw/ or provided by the Department of Natural Resources.
- Any remaining waste and/or soil piles generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department of Natural Resources' rules. Please send a letter advising me that any remaining waste and/or soil piles have been removed once that work is completed.
- Section NR 726.05(3)(b)(4)(a-g), Wis. Adm. Code, provides that if soil contamination exceeds generic or site specific residual contaminant levels as determined by NR 720.09, 720.11, and 720.19 at the time the case is submitted for closure, then the site will be included on the departments GIS Registry for soils.

Recent groundwater monitoring data at this site indicates exceedances of the NR 140 preventive action limit (PAL) for Benzene at GP-10, but compliance with the NR 140-enforcement standard. The

Department may grant an exemption to a PAL for a substance of public health concern, other than nitrate, pursuant to s. NR 140.28(2)(b), Wis. Adm. Code, if all of the following criteria are met:

1. The measured or anticipated increase in the concentration of the substance will be minimized to the extent technically and economically feasible.
2. Compliance with the PAL is either not technically or economically feasible.
3. The enforcement standard for the substance will not be attained or exceeded at the point of standards application.
4. Any existing or projected increase in the concentration of the substance above the background concentration does not present a threat to public health or welfare.

Based on the information you provided, the Department believes that the above criteria have been met. Therefore, pursuant to s. NR 140.28(2)(b), Wis. Adm. Code, an exemption to the PAL is granted for Benzene at GP-10. This letter serves as your exemption.

When the groundwater monitoring wells at the site are abandoned in accordance with WAC NR 141 and the completed abandonment forms submitted to the department and the site is placed on the GIS Registry **this case will be tracked as closed on the department's tracking system.**

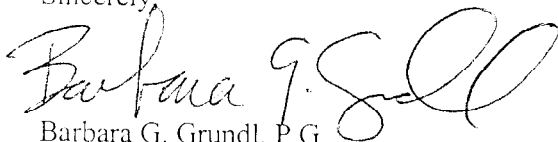
When the above conditions have been satisfied, please submit a letter to let me know that applicable conditions have been met, and your case will be closed. Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://dnr.state.wi.us/org/at/et/geo/gwur/index.htm>

If this is a PECFA site, section 101.143, Wis. Stats., requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 414-263-8366.

Sincerely,



Barbara G. Grundl, P.G.
Hydrogeologist

cc: Jean Tarvin - STS Consultant
SED File

WISCONSIN
SPECIAL WARRANTY DEED

Document Number

Document Title

8017402

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED AT 9:36 AM

01-30-2001

WALTER R. BARCZAK
REGISTER OF DEEDS

Record ~~28.00~~ 28.00

Name and Return Address

QUARLES + BRADY LLP
411 E. WISCONSIN AVE.
MILWAUKEE, WI 53202
ATTN: LAWRENCE J. JDST, ESQ.

361-0744-100-4
361-0739-120-1

Parcel Identification Number (PIN)

TRANSFER

\$ 9,000.00
FEE

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document.
Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.43(2m) WRDA 2/99

DOCUMENT NO.

WISCONSIN
SPECIAL WARRANTY DEED

This Deed, made between

PARISIAN, INC., an Alabama corporation
c/o Saks, Incorporated
750 Lakeshore Parkway
Birmingham, Alabama 35211

Grantor, and

BOSTCO LLC, a Wisconsin limited liability company
c/o WISPARK LLC
231 W. Michigan Street
Milwaukee, WI 53203

Grantee,

THIS SPACE RESERVED FOR RECORDING DATA

Return Document to:
Quarles & Brady LLP
411 E. Wisconsin Avenue
Milwaukee, WI 53202
Attn: Lawrence J. Jost, Esq.

Witnesseth, That the said Grantor, for a valuable consideration conveys
to Grantee the following described real estate in Milwaukee

County:

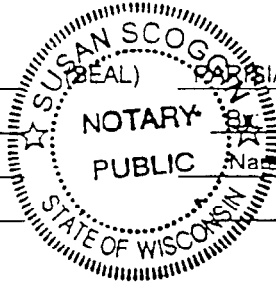
Tax Parcel No: 361-0744-100-4; 361-0739-120-1

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Together with all and singular the hereditaments and appurtenances thereunto belonging;

And Grantor warrants title to said real estate and will defend the same against the lawful claims of all persons claiming by, through or under said grantor and none other, subject to those certain exceptions set forth on Exhibit B attached hereto and made a part hereof.

Dated this 26th day of January, 2001



PARISIAN, INC., an Alabama corporation

(SEAL)

NOTARY
PUBLIC

Paul E. Ruby
Name: Paul E. Ruby, Senior Vice President

AUTHENTICATION

ACKNOWLEDGEMENT

Signature(s) of

STATE OF WISCONSIN

SS.

authenticated this _____ day of _____

Milwaukee County. }
Personally came before me this 26 day of
January 2001 the above named

Paul E. Ruby, Senior Vice President

TITLE: MEMBER STATE BAR OF WISCONSIN

(if not, _____
authorized by § 706.06, Wis. Stats

to me known to be the person(s) who executed the foregoing instrument and
acknowledged the same.

THIS INSTRUMENT WAS DRAFTED BY

Kari B. Sheinfeld, Esq., Sidley & Austin, Bank One Plaza, 10 South
Dearborn, Chicago, Illinois 60603

(Signatures may be authenticated or acknowledged. Both are not necessary.)

Notary Public

Milwaukee

County, Wis.

My Commission is permanent. (If not, state expiration date: 8/17/2003)

EXHIBIT A

OFFICE/RETAIL BUILDING LEGAL DESCRIPTION

PARCEL I:

Lots 2, 3, 6 and 7 and the North 1/2 of the vacated alley adjacent to the South of Lot 7 together with the West 1/2 of the vacated alley adjacent on the East, in Block 69, Plat of the Town of Milwaukee on the West Side of the River, in the Southeast 1/4 of Section 29, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

ALSO;

The South 1/2 of Lots 11 and 12, and the West 0.33 feet of Lot 13 adjacent; the West 30 feet of Lot 9 and the South 5 feet of the vacated alley to the North of the West 30 feet of Lot 9 and the East 1/2 of the vacated alley to the West of Lot 9; the East 49.67 feet of Lot 13 and the West 1/2 of the vacated alley to the East of Lot 13; the West 30 feet of Lot 14 and the East 1/2 of the vacated alley to the West of Lot 14, all in Block 69, Plat of the Town of Milwaukee on the West Side of the River, in the Southeast 1/4 of Section 29, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

EXCEPTING THEREFROM the land described in Quit Claim Deed recorded on August 11, 1998, as Document No. 7580640.

ALSO;

Lot 10 and the west 1/2 of the vacated alley adjacent on the East of Lot 10, and the Leasehold estate in and to Parcel II created by Indenture of Lease entered into by and between The City of Milwaukee, Lessor and Federated Department Stores, Inc. and Oscar F. Miller, Jr. and The Fourth National Bank of Columbus, State of Georgia, Trustee of the trusts created in and by the Last Will and Testament of Susie Miller Walker, deceased, Lessee, dated March 31, 1967 and recorded July 5, 1967, Reel 367, Image 1572, Document No. 4328226, as to Parcel II.

South 5 feet of vacated adjacent alley on the North of Lot 10; the North 1/2 of Lots 11 and 12, the West 0.33 feet of Lot 13, all in Block 69, Plat of the Town of Milwaukee on the West Side of the River, in the Southeast 1/4 of Section 29, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

The above Parcel I lands being more particularly described as follows:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE PRESENT SOUTH LINE OF WEST WISCONSIN AVENUE AND THE PRESENT EAST LINE OF NORTH 4TH STREET (ALSO THE NORTHWEST CORNER OF LOT 2 IN BLOCK 69 IN PLAT OF THE TOWN OF MILWAUKEE ON THE WEST SIDE OF THE RIVER); THENCE N89°31'07" E ALONG THE SOUTH LINE OF WEST WISCONSIN AVENUE AND NORTH LINE OF SAID LOT 2, 160.46 FT (PLAT 160.00 FT) TO THE NORTHWEST CORNER OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 4244; THENCE S00°04'02" E ALONG THE WEST LINE OF SAID PARCEL 2, 216.59 FT; THENCE N89°29'55" E, 40.23 FT TO THE NORTHWESTERLY CORNER OF CERTIFIED SURVEY MAP NO. 4034; THENCE S00°04'02" E ALONG SAID EAST LINE 55.39 FT; THENCE N89°29'55" E, 0.11 FT; THENCE S00°01'02" E ALONG THE WEST LINE OF CERTIFIED SURVEY MAP NO. 4034, 151.18 FT TO THE SOUTHWEST CORNER OF CERTIFIED SURVEY MAP NO. 4034 AND THE PRESENT NORTH LINE OF WEST MICHIGAN STREET; THENCE S89°29'19" W ALONG THE PRESENT NORTH LINE OF WEST MICHIGAN STREET, 200.72 FT (200.00 FT PLAT) TO THE INTERSECTION OF THE PRESENT NORTH LINE OF WEST MICHIGAN STREET AND THE PRESENT EAST LINE OF NORTH 4TH STREET, ALSO THE SOUTHWEST CORNER OF LOT 11 IN SAID BLOCK 69; THENCE N00°03'39" W ALONG THE EAST LINE OF NORTH 4TH STREET, 423.25 FT (420.00 FT PLAT) TO THE POINT OF BEGINNING.

Tax Key No. 361-0744-100-4

ADDRESS: 331 W. Wisconsin Avenue

PARKING STRUCTURE LEGAL DESCRIPTION

PARCEL II:

Lots 11 to 16 inclusive, in Block 68 and that portion of vacated North - South alley adjoining, in Plat of the Town of Milwaukee, West of the River, in the Southeast 1/4 of Section 29, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

The above Parcel II lands being more particularly described as follows:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE PRESENT NORTH LINE WEST MICHIGAN STREET AND THE PRESENT EAST LINE OF NORTH 5TH STREET, ALSO THE SOUTHWEST CORNER OF LOT 11 IN BLOCK 68 IN THE PLAT OF THE TOWN OF MILWAUKEE WEST OF THE RIVER; THENCE N00°05'21" W ALONG SAID EAST LINE, 151.31 FT (150.00 FT PLAT) TO THE NORTHWEST CORNER OF LOT 11 IN SAID BLOCK 68; THENCE N89°29'37" E, 320.16 FT (320.00 FT PLAT) TO THE PRESENT WEST LINE OF NORTH 4TH STREET AND THE NORTHEAST CORNER OF LOT 14 IN SAID BLOCK 68; THENCE S00°03'39" E ALONG THE PRESENT WEST LINE OF NORTH 4TH STREET, 151.28 FT (150.00 FT PLAT) TO THE INTERSECTION OF THE PRESENT WEST LINE OF NORTH 4TH STREET AND THE PRESENT NORTH LINE OF WEST MICHIGAN STREET, ALSO THE SOUTHEAST CORNER OF LOT 16 IN SAID BLOCK 68; THENCE S89°29'19" W ALONG THE PRESENT NORTH LINE OF WEST MICHIGAN STREET 320.09 FT (320.00 FT PLAT) TO THE POINT OF BEGINNING.

Tax Key No. 361-0739-120-1

ADDRESS: 615 North 4th Street

1. General Real Estate taxes for the year 2001, not yet due and payable.
2. Redevelopment Plan for the Downtown Retail Center Redevelopment Project in Tax Incremental District Number Four, City of Milwaukee in Downtown Milwaukee, Wisconsin recorded July 11, 1979, on Reel 1220, Image 624, as Document No. 5327570 and Amendment No. 1 to the Redevelopment Plan for the Downtown Retail Center Redevelopment Project Area recorded March 11, 1987, on Reel 2054, Image 648, as Document No. 6030873 and Amendment No. 2 to the Redevelopment Plan for the Downtown Retail Center Redevelopment Project recorded December 17, 1993, on Reel 3185, Image 863, as Document No. 6874161; and Amendment No. 3 to the Redevelopment Plan for the Downtown Retail Center Redevelopment Project recorded July 16, 1998, on Reel 4330, Image 981, as Document No. 7549061, and Amendment No. 4 to the Redevelopment Plan for the Downtown Retail Center Redevelopment Project recorded February 22, 1999, on Reel 4504, Image 3397, as Document No. 7693105, and Amendment No. 5 Downtown Retail Center Redevelopment Project recorded August 25, 2000, as Document No. 7953522.
3. Terms and provisions of The Grand Avenue Deed and Declaration (Easement) dated July 1, 1982 and recorded October 5, 1982, on Reel 1473, Image 1014, as Document No. 5568230. (Affects Parcel IV)
4. Construction, Operating and Reciprocal Easement Agreement by and between Federated Department Stores, Inc., Gimbel Brothers, Inc., Rouse-Milwaukee, Inc. and Milwaukee Redevelopment Corporation, dated August 25, 1982 and recorded October 5, 1982, on Reel 1473, Image 1177, as Document No. 5568233. (Affects Parcels I and IV)
 Agreement of Assignment Assumption and Indemnity entered into by and between Federated Department Stores, Inc., and P.A. Bergner & Co. of Illinois, dated March 27, 1985, and recorded March 28, 1985, on Reel 1738, Image 759, as Document No. 5798051.
 Assignment and Assumption of Operating Agreement entered into by and between Gimbel Brothers, Inc., and Gimbels Milwaukee, Inc., dated March 17, 1986 and recorded March 25, 1986, on Reel 1860, Image 625, as Document No. 5898789.
 Assignment and Assumption of Construction Operating and Reciprocal Easement Agreement, executed by DAYTON HUDSON CORPORATION, a Minnesota Corporation to IVORY TUSK, LLC, a Wisconsin limited liability company, dated August 17, 1998 and recorded September 2, 1998, as Document No. 7593855.
 Assignment and Assumption of COREA and Alley Easement, by and between Parisian, Inc., an Alabama corporation (Assignor) and Bostco LLC, a Wisconsin limited liability company, (Assignee), dated January __, 2001, and recorded January __, 2001, as Document No. _____.

- continued -

- AD 5. Rights of the public in that portion of the subject premises lying within the limits of public roads and public rights of way. (Affects Parcels II and IV)
- AE 6. Rights with respect to the maintenance of public utility pipes, cables or conduits, if any, which may be installed under the surface of the vacated premises described in Schedule A hereof. (Affects Parcels I and III)
- AF 7. Easements, if any, of the public or any school district, utility, municipality or person, as provided in Section 80.32(4) of the Statutes, for the continued use and right of entrance, maintenance, construction and repair of underground or overground structures, improvements or service in that portion of the subject premises which were formerly parts of alleys now vacated. (Affects Parcels I and III)
- AH 8. Rights of the owners of the premises abutting the North Line of Wisconsin Avenue immediately North and adjacent to Parcel I, and public or private rights in and to the use of the pedestrian bridge over Wisconsin Avenue, adjoining said Parcel I on the North.
The placement of said bridge is pursuant to a Lease between The City of Milwaukee, lessor, and The Federal Plaza Associates, a Wisconsin Limited Partnership, lessee, dated September 8, 1983 and recorded November 23, 1983, on Reel 1588, Image 863, as Document No. 5672613.
- AI 9. Redevelopment Plan for the North 5th Street - West Wisconsin Avenue Urban Renewal Project, according to its terms, provisions and conditions, dated September 17, 1981 and recorded December 1, 1981 on Reel 1416, Image 1107, as Document No. 5513949. (Affects Parcel III)
- AJ 10. Utility easement granted by Milwaukee Boston Store Division of Federated Department Stores, Inc. to Wisconsin Electric Power Company, its successors and assigns by an instrument dated March 10, 1967 and recorded March 29, 1967, on Reel 352, Image 451, as Document No. 4308466. (Affects Parcel III)
- AK 11. Quit Claim Deed of Access Rights to Alley granted by Federated Department Stores, Inc. to Redevelopment Authority of the City of Milwaukee, dated December 3, 1982 and recorded December 7, 1982 on Reel 1488, Image 1804, as Document No. 5581438. (Affects Parcel III)
- BF 12. Terms and conditions relating to the use and maintenance of the easement described as Parcel V, as set forth in Alley Easement and Maintenance Agreement recorded August 11, 1998, on Reel 4369, Image 1743, as Document No. 7580647.
Assignment and Assumption of Corea and Alley Easement, by and between Parisian, Inc., an Alabama corporation (Assignor) and Bostco LLC, a Wisconsin limited liability company, (Assignee), dated January __, 2001, and recorded January __, 2001, as Document No. _____.
- AN 13. Special Improvement Bond No. C-N-0-02901 for alley repair in the amount of \$11,300.90, plus interest. (Affects Parcel I)
- BG 14. Current water and sewer service charges, not delinquent.
- BH 15. Rights of Budget Rent a Car Systems, Inc.; and McKPLACO, as tenants only, under unrecorded leases, as to Parcel III.
- BI 16. Rights of Parisian, Inc., an Alabama corporation, as Tenant for Office Premises under lease dated January __, 2001, a memorandum of which lease was recorded

January __, 2001, as Document No. _____; including a Right of First Refusal and Right of First Offer, as set forth therein.

- BJ 17. Rights of Parisian, Inc., an Alabama corporation, as Tenant for Retail Premises under lease dated January __, 2001, a memorandum of which lease was recorded January __, 2001, as Document No. _____; including a Right of First Refusal and Right of First Offer, as set forth therein.
- BK 18. Memorandum of Parking and License Agreement by and between Bostco LLC, and Parisian, Inc., dated January __, 2001, and recorded January __, 2001, as Document No. _____.
- AX 19. Any claim resulting from the lack of a specific path or location for the easement described as the "Public Way", as created by section 8.4 of the Construction, Operating and Reciprocal Easement Agreement, recorded as Document No. 5568233.
- BC 20. Encroachments upon West Wisconsin Avenue (to an extent ranging up to 0.28 feet), North 4th Street (to an extent ranging up to 0.3 feet) and West Michigan Street (to an extent ranging up to 0.15 feet) as set forth on Plat of Survey prepared by Land Information Services, Inc., under date of August 10, 2000. (Affects Parcel 1)

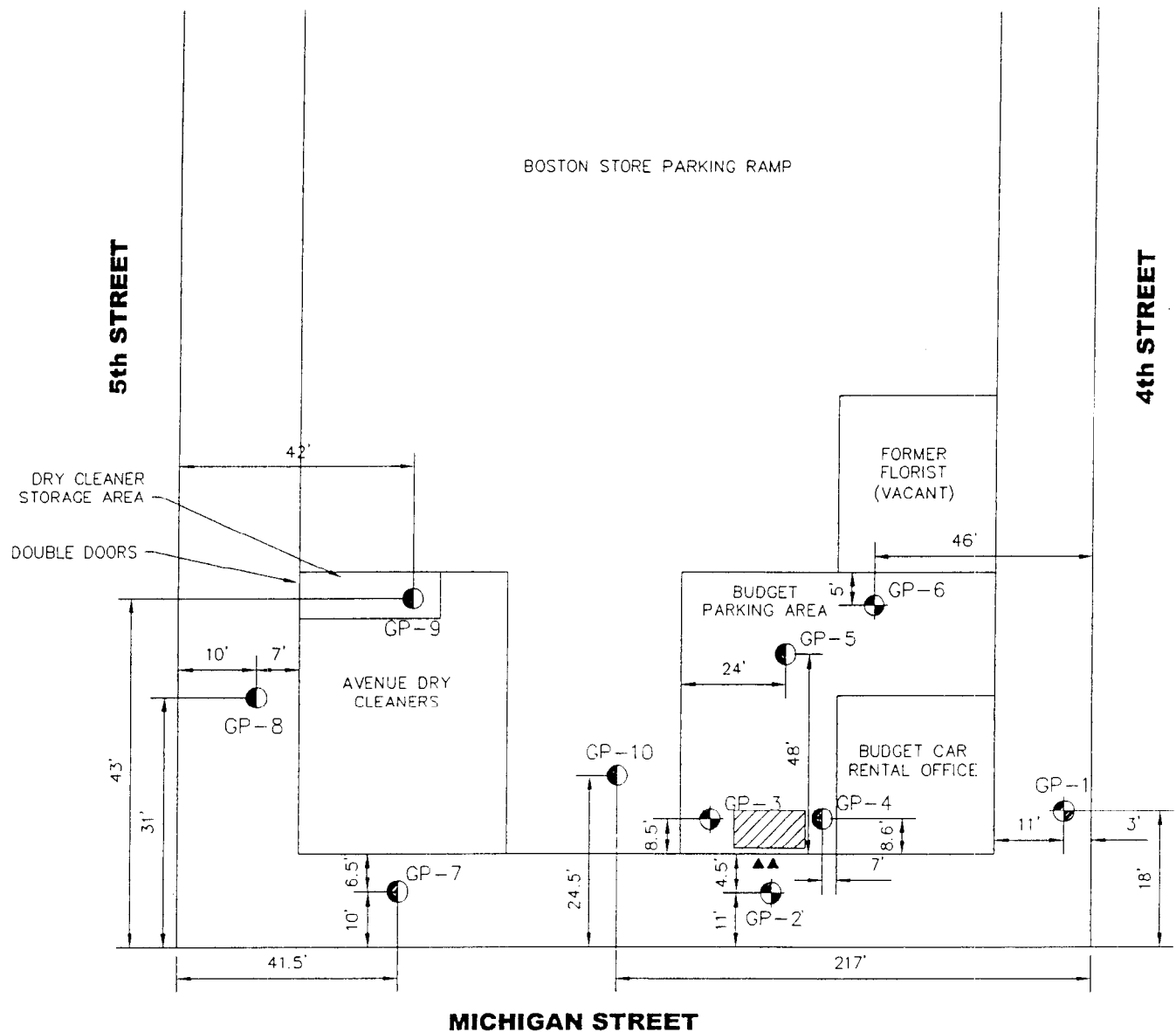


SOURCE: MILWAUKEE, WISCONSIN QUADRANGLE 1958 (REVISED 1971)

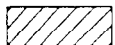


SITE LOCATION MAP
BOSTON STORE PARKING RAMP
NORTHWEST CORNER OF THE INTERSECTION
OF 4TH STREET AND MICHIGAN STREET
MILWAUKEE, WISCONSIN

DRAWN BY: dlm	DATE: 10/20/00
CHECKED BY: jmt	DATE: 10/20/00
FILE NO. 86475XCFG.doc	SCALE: 1:24000
STS PROJECT NO. 5-86475XC	FIGURE NO. 1



LEGEND



ABANDONED IN PLACE 10,000 UST



ABANDONED VENT/FILL PIPE LOCATION



SOIL PROBE LOCATION



SOIL PROBE WITH TEMPORARY WELL



SITE DIAGRAM
BOSTON STORE PARKING RAMP-PHASE II
4th & MICHIGAN STREET
MILWAUKEE, WISCONSIN

DESIGNED BY	DLM	10-11-00
DRAWN BY	SJW	10-11-00
APPROVED BY	JMT	10-11-00
CADFILE	SCALE	
STP PROJECT NO.		NOT TO SCALE
86475XB		2

TABLE 1
SOIL ANALYTICAL RESULTS
BOSTON STORE
STS PROJECT NO. 86475XB

Parameters	NR 746 Standards		Boring / Sample No. (Sample Date)											
	Soil Screening Levels	Soil Contaminant Concentrations	GP-1 S-7	GP-2 S-4	GP-3 S-6	GP-3 S-10	GP-4 S-4	GP-5 S-5	GP-6 S-4	GP-6 S-7	GP-7 S-3	GP-8 S-1	GP-9 S-4	GP-10 S-3
			9/25/2000	9/25/2000	9/26/2000	9/26/2000	9/26/2000	9/26/2000	9/26/2000	9/26/2000	9/25/2000	9/25/2000	9/27/2000	9/25/2000
DRO (mg/kg)	—	—	<5	<5	70.4	<5	<5	<5	126 ^c	<5	NA	NA	NA	76.4
GRO (mg/kg)	—	—	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	NA	NA	NA	173 ^c
VOCs (mg/kg)														
Benzene	8.5	1.10	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	0.0272 ^c	<0.200
Bromobenzene	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	<0.200
Bromodichloromethane	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	<0.200
Carbon Tetrachloride	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	<0.200
Chlorobenzene	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	<0.2
Chloroethane	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	<0.200
Chloroform	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	<0.200
Chloromethane	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	<0.200
2-Chlorotoluene	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	<0.200
4-Chlorotoluene	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	<0.200
Chlorodibromomethane	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	<0.200
1,2-Dibromo-3-chloropropane	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	<0.200
1,2-Dichlorobenzene	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	<0.200
1,3-Dichlorobenzene	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	<0.200
1,4-Dichlorobenzene	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	<0.200
1,1-Dichloroethane	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	<0.200
1,2-Dichloroethane	.6	.54	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	<0.200
1,1-Dichloroethylene	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	<0.200
cis-1,2-Dichloroethylene	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	<0.200
trans-1,2-Dichloroethylene	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	<0.200
Methylene Chloride	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	<0.200
1,2-Dichloropropane	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	<0.200
1,3-Dichloropropane	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	<0.200
2,2-Dichloropropane	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	<0.200
Ethylbenzene	4.6	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	0.0351	0.0409	<0.200
1,2-Dibromoethane	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	<0.200
1,1,2,2-Tetrachloroethane	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	<0.200
Tetrachloroethylene	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	0.0384	0.0563	0.0842	<0.200
Toluene	38	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	0.0866	0.1519	<0.200
1,1,1-Trichloroethane	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	<0.200
1,1,2-Trichloroethane	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	<0.200
Trichloroethylene	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	<0.200
Vinyl Chloride	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	<0.200
o-Xylene & Styrene	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	0.025	< 0.025	< 0.025	0.1102	0.12	<0.200
m- & p-Xylene	42	—	< 0.025	0.0298	0.0387	< 0.025	< 0.025	< 0.025	0.0454	< 0.025	< 0.025	0.1957	0.2104	0.599
Methyl t-Butyl Ether(MTBE)	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	<0.200
1,3,5-Trimethylbenzene	11	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	0.0475	0.0603	1.46
1,2,4-Trichlorobenzene	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	<0.200
1,2,3-Trichlorobenzene	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	<0.200
Isopropylbenzene	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	<0.2
Dichlorodifluoromethane	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	<0.200
Naphthalene	2.7	—	< 0.025	< 0.025	0.1556	0.0304	< 0.025	< 0.025	0.0548	< 0.025	< 0.025	0.1192	0.2428	<0.200
Trichlorofluoromethane	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	<0.200
Hexachlorobutadiene	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	<0.200
n-Propylbenzene	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	0.562
n-Butylbenzene	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	<0.2
1,2,4-Trimethylbenzene	83	—	< 0.025	0.0314	0.0332	< 0.025	< 0.025	< 0.025	0.0307	< 0.025	< 0.025	0.1071	0.1728	2.94
sec-Butylbenzene	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	0.0254	< 0.025	0.943
tert-Butylbenzene	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	<0.2
p-Isopropyltoluene	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	0.818
Isopropyl Ether	—	—	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	<0.200
Lead (mg/kg)	—	—	3.13	3.93	9.69	7.74	2.77	2.35	3.24	1.64	NA	NA	NA	5
Total Solids (%)	—	—	90.59	97.16	94.23	93.74	94.6	95.14	96.96	97.21	87.54	84.4	90.21	73

Notes

DRO - Diesel Range Organics
GRO - Gasoline Range Organics
VOCs - Volatile Organic Compounds
— No generic standard available.
NA - Not analyzed

TABLE 2
GROUNDWATER ANALYTICAL RESULTS
BOSTON STORE
STS PROJECT NO. 86475XB

Parameters	NR 140 Standard		Probe No. (Date)					
	PAL	ES	GP-4 9/27/2000	GP-5 9/27/2000	GP-7 9/25/2000	GP-8 9/25/2000	GP-9 9/27/2000	GP-10 9/26/2000
VOCs (µg/L)								
Benzene	0.5	5	0.4446	0.307	0.2742	0.1526	<0.150	<u>1.22</u>
Bromobenzene	–	–	<0.150	<0.150	<0.150	<0.150	<0.150	<0.150
Bromodichloromethane	0.06	0.6	<0.130	<0.130	<0.130	<0.130	<0.130	<0.130
Carbon Tetrachloride	0.5	5	<0.150	<0.150	<0.150	<0.150	<0.150	<0.150
Chlorobenzene	20	100	<0.15	<0.150	<0.150	<0.15	<0.150	<0.15
Chloroethane	80	400	<0.150	<0.150	<0.150	<0.150	<0.150	<0.150
Chloroform	0.6	6	<0.140	<0.140	<0.140	<0.140	<0.140	<0.140
Chloromethane	0.3	3	<0.150	<0.150	<0.150	<0.150	<0.150	<0.150
2-Chlorotoluene	–	–	<0.150	<0.150	<0.150	<0.150	<0.150	<0.150
4-Chlorotoluene	–	–	<0.150	<0.150	<0.150	<0.150	<0.150	<0.150
Dibromochloromethane	6	60	<0.150	<0.150	<0.150	<0.150	<0.150	<0.150
1,2-Dibromo-3-chloropropane(DBCP)	0.02	0.2	<0.250	<0.250	<0.250	<0.250	<0.250	<0.250
1,2-Dichlorobenzene	60	600	<0.150	<0.150	<0.150	<0.150	<0.150	<0.150
1,3-Dichlorobenzene	125	1,250	<0.150	<0.150	<0.150	<0.150	<0.150	<0.150
1,4-Dichlorobenzene	15	75	<0.150	<0.150	<0.150	<0.150	<0.150	<0.15
1,1-Dichloroethane	85	850	<0.150	<0.150	<0.150	<0.150	<0.150	0.3685
1,2-Dichloroethane	0.5	5	<0.150	<0.150	<0.150	<0.150	<0.150	<0.150
1,1-Dichloroeth(yl)ene	0.7	7	<0.150	<0.150	<0.150	<0.150	<0.150	<0.150
cis-1,2-Dichloroeth(yl)ene	7	70	<0.150	<0.15	<0.150	<0.150	<0.150	<u>290</u>
trans-1,2-Dichloroethylene	20	100	<0.150	<0.150	<0.150	<0.150	<0.150	8.021
Methylene Chloride	0.5	5	<0.390	<0.390	<0.390	<0.390	<0.390	<0.390
1,2-Dichloropropane	0.5	5	<0.150	<0.150	<0.150	<0.150	<0.150	<0.150
1,3-Dichloropropane	–	–	<0.200	<0.200	<0.200	<0.200	<0.200	<0.200
2,2-Dichloropropane	–	–	<0.150	<0.150	<0.150	<0.150	<0.150	<0.150
Ethylbenzene	140	700	0.587	0.5712	<0.500	0.5271	<0.500	0.5733
1,2-Dibromoethane(EDB)	0.005	0.05	<0.120	<0.120	<0.120	<0.120	<0.120	<0.120
1,1,2,2-Tetrachloroethane	0.02	0.2	<0.130	<0.130	<0.130	<0.130	<0.130	<0.130
Tetrachloroeth(yl)ene	0.5	5	<0.150	<0.150	<0.150	0.1833	<0.150	<0.150
Toluene	200	1,000	1.641	1.009	0.4695	<0.400	<0.400	1.134
1,1,1-Trichloroethane	40	200	<0.150	<0.150	<0.150	<0.150	<0.150	0.1924
1,1,2-Trichloroethane	0.5	5	<0.140	<0.140	<0.140	<0.140	<0.140	<0.140
Trichloroeth(yl)ene	0.5	5	<0.400	<0.400	<0.400	<0.400	<0.400	1.635
Vinyl Chloride	0.02	0.2	<0.110	<0.110	<0.110	<0.110	<0.110	<u>2.538</u>
o-Xylene & Styrene ⁽¹⁾	10	100	0.2554	0.2586	<0.150	<0.150	<0.150	0.2158
m- & p-Xylene ⁽²⁾	1,000	10,000	0.7156	0.7536	<0.400	<0.400	<0.400	5.052
Methyl t-butyl ether(MTBE)	12	60	<0.300	<0.300	<0.300	<0.300	<0.300	<0.300
1,3,5-Trimethylbenzene ⁽³⁾	96	480	<0.150	0.1578	<0.150	<0.150	<0.150	2.012
1,2,4-Trichlorobenzene	14	70	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500
1,2,3-Trichlorobenzene	–	–	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500
Isopropylbenzene	–	–	<0.150	<0.150	<0.150	<0.150	<0.150	1.075
Dichlorodifluoromethane	200	1,000	<0.250	<0.250	<0.250	<0.250	<0.250	<0.250
Naphthalene	8	40	<0.800	<0.800	<0.800	<0.800	<0.800	1.06
Trichlorofluoromethane	698	3,490	<0.150	<0.150	<0.150	<0.150	<0.150	<0.150
Hexachlorobutadiene	–	–	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00
n-Propylbenzene	–	–	<0.15	<0.15	<0.15	<0.15	<0.15	<0.15
n-Butylbenzene	–	–	<0.150	<0.150	<0.150	0.1547	<0.15	<0.15
1,2,4-Trimethylbenzene ⁽³⁾	96	480	<0.400	<0.4	<0.400	<0.400	<0.400	5.121
sec-Butylbenzene	–	–	<0.150	<0.150	<0.150	<0.150	<0.150	1.225
tert-Butylbenzene	–	–	<0.150	<0.150	<0.150	<0.150	<0.150	0.4143
p-Isopropyltoluene	–	–	<0.200	<0.200	<0.200	<0.200	<0.200	<0.200
Isopropyl Ether	–	–	<0.250	<0.250	<0.250	<0.250	<0.250	<0.250
Lead (µg/L)	1.5	15	<1.00	<1.00	NA	NA	NA	<u>1.61</u>

Notes

VOCs - Volatile Organic Compounds

Bold - NR140, WAC Enforcement Standard exceedance

Underline - NR140, WAC Preventive Action Limit exceedance

– No NR140 ES or PAL established

⁽¹⁾ PAL and ES are for styrene which co-elutes with o-xylene.

⁽²⁾ PAL and ES are for total xylenes.

⁽³⁾ PAL and ES are for 1,3,5- and 1,2,4-trimethylbenzene combined.

Date: Trent Kohl

Site Name: Boston Store Parking Structure

Site Address: 615 North 4th Street

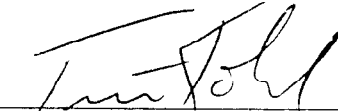
Milwaukee, Wisconsin

Responsible Party: We Energies

Address: 333 West Everett Street

Milwaukee, Wisconsin 53203

I, the above named responsible party, certify that the attached legal description (s) is complete and accurate for this case closure request.



Signature